

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT

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2. AMENDMENT/MODIFICATION NO.: 001	3. EFFECTIVE DATE 5DEC2005	4. PURCHASE REQUISITION NO.: NA	5A. SOLICITATION/CONTRACT/PROJECT TITLE
			5B. PROJECT NO (If applicable)
6. ISSUED BY ARCHITECT OF THE CAPITOL United States Capitol Washington, D.C. 20515		7. ADDRESS AMENDMENT/MODIFICATION TO Architect of the Capitol Procurement Division Ford House Office Building, Room H2-263 Attn: CAROLYN HORNE (202) 226-1940 Second and "D" Streets, S.W. Washington, DC 20515	
8. NAME AND ADDRESS OF CONTRACTOR (No., Street, County, State and Zip Code) TO ALL CONTRACTORS		(X)	9A. AMENDMENT OF SOLICITATION NO. AOC050104
			9B. DATED (See Item 11) 11OCT2005
			10A. MODIFICATION OF CONTRACT/ORDER NO.
			10B. DATED (See Item 13)

11. THIS ITEM APPLIES ONLY TO AMENDMENTS OF SOLICITATIONS

The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of offers is hereby extended to JANUARY 6, 2006 by 2:00 P.M. LOCAL TIME. Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods: A or B

(a) By completing Items 8 and 15, and returning 1 copies of the amendment;

(b) By acknowledging receipt of this amendment in Block 12 of the AOC 33 or Block 19 of the AOC 1442 of the original solicitation package, giving amendment number and its date; or

(c) By separate letter which includes a reference to the solicitation and amendment numbers.

FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by letter, provided each letter makes reference to the solicitation and this amendment, and is received prior to the opening/receipt hour and date specified.

12. ACCOUNTING AND APPROPRIATION DATA (If required)

13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS AND MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.

Check One			
	A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT/ORDER NO. IN ITEM 10A.		
	B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b)(1)		
	C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:		
	D. OTHER (Specify type of modification and authority)		
E. IMPORTANT: Contractor <u>✓</u> is required to sign this document and return it to the issuing office.			
14. DESCRIPTION OF AMENDMENT/MODIFICATION Subject Amendment is issued to respond to contractor submitted questions and Government furnished responses. Date and time for receipt of proposals has been extended as stated in block 11 above. SEE CONTINUATION PAGE Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.			
15A. NAME AND TITLE OF SIGNER (Type or print)		16A. NAME OF CONTRACTING OFFICER (Type or print)	
15B. OFFEROR/CONTRACTOR _____ (Signature of person authorized to sign)	15C. DATE SIGNED	16B. UNITED STATES OF AMERICA By _____ (Signature of Contracting Officer)	16C. DATE SIGNED

**AOC SOLICITATION NUMBER RFP050104
SENATE WAREHOUSE FACILITY - LANDOVER, MD**

QUESTIONS/ANSWERS

1. Is interior and exterior window cleaning part of the base contract or is it reimbursable? What is the frequency required?

YES. Frequency is Quarterly.

2. Is the cost of materials and parts needed for the repair of the equipment, reimbursed to the contractor?

YES

3. Are consumables such as filters reimbursed to the contractor?

Yes. There is a separate line item for spare parts, etc. reimbursable.

4. Is there a contractor financial threshold on this contract?

Question not understood!

5. Is attachment J-15 to be filled out and returned with sections B, L, & M?

YES

6. Will training be provided by construction contractors?

NO

7. Can a list of installing contractors be provided for the following systems, fire alarms, and DC environmental control?

NO

8. Who is the manufacturer of the PM system required software FC CAFM?

FC CAFM is not required. Please refer to question 6 above. TRI RIGA is the developer of the FC CAFM software the Government is presently using.

9. Who is responsible for providing this software? Who will provide the associated hardware to run the system?

Please refer to the listing of items, equipment, and materials to be provided by the government.

10. Will access to the building DDC system be provided for off-site monitoring and control?

NO

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QUESTIONS/ANSWERS

11. Will office space be provided?

NO

12. Will phone, fax, and network communications be provided?

YES...however, only local phone service will be provided.

13. Will time and material be reimbursed to the contractor, which are a direct result of warranty and pre-existing deficiencies?

The resultant contract does not include a line item for time/materials.

14. Is all cleaning to be performed on Monday & Wednesday within a 3-hour period each day?

Only routine weekly cleaning is required to be performed between the hours of 1 and 4 assuming it can all be done. Monthly and annual cleaning shall be coordinated with occupants as required.

15. Will the government be providing a trash dumpster and waste baskets for the custodians use?

YES

16. Are any custodial supplies reimbursable on this contract?

NO

17. SOW section C.4.9 states that normal hours of operation are 6 am to 6 pm, Mon-Fri. Is the contractor required to staff any or all functions during all normal working hours (i.e., 50-hours per week) This question does not apply to 24/7 positions).

No. The intention of this statement is to let the contractors be aware of the typical occupancy hours for the facility. These are the hours the contractor should anticipate trouble calls for things like—to hot/to cold, lights out, stopped up toilet, or power out.

18. SOW Section C.4.20 states that all parts, materials, supplies, and equipment purchased on a cost reimbursable basis shall become the property of the government. Will the contractor be allowed to invoice for reimbursement at the time of purchase versus time of use?

Please read section B.2.5.

19. SOW section 4.20 states that consumables purchased by the Contractor (parts crib) will be turned over to the government at the expiration of the contract. Please clarify that this statement applies only to those materials for which the Government has actually reimbursed the contractor for.

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Please read section B.2.5.

20. Please clarify the first full sentence on page 21 of 30 of the SOW–C.6.1.

See Section J, ATTCH 7 for an estimate (contractor finale detailed inventory in CAFM) of mechanical electrical and plumbing system that require maintenance.

Attachment 7 is an estimate of mechanical electrical and plumbing system that requires maintenance. This estimate was derived from a set of working drawings during construction of the facility. The facility was completed 1OCT05. We called this an estimate for the following reason: during construction, the contractor may have added sprinkler heads or lights to meet a code regulation that the drawings failed to identify, our estimate of the lights was simply counting the number of lights on the drawings. The contractor is responsible for accurately counting all items in the facility to be maintained and entering them into the CAFM software.

21. Will the contractor have access to the government CAFM system or will the contractor be required to provide it? What system and version of the CAFM system are we required to use?

The contractor can have access to the Government CAFM software if they choose to do so: The following are some of the reasons for access: The Contractor must---- sign any security policy related to accessing the AOC network; have access to a broadband network from home or office, such as a cable modem or dsl modem; have a computer capable of accessing the internet through his home computer and allow a small security application to install in order to use our remote access web site; have a computer running any version microsoft XP operating system; be willing to utilize our CAFM system to track his work, such as Facility and/or TMA systems; comply with all AOC policy standards related to accessing our internal network; submit all changes to the CAFM database to the COTR in writing and a copy in electronic format (word, excel). This will include the initial downloading of assets and procedures to maintain the systems at the facility. The Government cannot guarantee the work order can be printed from the contractor's remote workstation. It will be up to the contractor to purchase the required hardware and/or software to make this happen. Recommendations for hardware and software will be provided to the contractor after contract has been awarded. The contractor can provide their own CAM software brand or manufacture. The only requirement of the software is that it produces demand and planed work orders that can be tracked in a database. All assets must be entered into the database and the database should be maintained by the contractor.

22. Will the contractor have access to the Government drafting software system or will the contractor be required to provide it? What system and version of the software drafting software are we required to use?

The contractor will not have access to the Government drafting software system. The contractor can utilize any drafting software package which can generate scalable drawings. Two examples are Autocad and Microstation. The software should have the ability to generate a universal file for Microstation, such as dxf file format.

23. Will the server which the CAFM and drafting software will use be government provided or contractor

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QUESTIONS/ANSWERS

furnished?

The contractor shall be responsible for providing own computer hardware for all computer applications.

24. Does the government have plans to put water softening/treatment systems in place?

NO

25. Will the contractor be required to oversee services provided by government-directed subcontractors such as security systems support and telecommunications (wiring, connections, and equipment)?

NO

26. In reference to regulation VAC 25-200-10, we are required to provide 1 VA Dept of Environmental Quality water withdrawal report per well. Does this facility use well water?

NO...disregard references to wells.

27. Could the Government provide a clarification as to the required skill sets to be onsite on a 24/7 basis?

The contractor shall furnish the COTR with a staffing plan per Section J, ATTCH 5 Schedule of Deliverables. It will include the resume's of all key personnel for approval. During the project life, changes to key personnel shall require COTR approval prior to use on the contract. The COTR shall have the right to reject any proposed replacement staff and request another replacement. For the life of the project, the following is a list of other personnel/skills that are required to support the project, general maintenance mechanics, contracts coordinator, and logistical support/procurement. The above list in no way limits the number or type of personnel and subcontractors that may be needed for the performance of the work, nor does it imply that a dedicated employee must be furnished for each of the skills required by this paragraph. The staffing plan should also show shifts for 24/7 coverage (key personnel on call). The contractor needs to have access to key personnel 24/7 to address concerns with mechanical, fire, and electrical systems at the facility.

28. We assume FC CAFM refers to Facility center. Which version is to be used? Will AOC provide a server and access or will the contractor be required to provide the server and software?

The contractor is not limited to Facility center if they are purchasing their own maintenance software. See Government Furnished Equipment, materials, and/or facilities.

29. Section A of the RFP indicates that Section E and F are part of the RFP; however, they are not included within the download of the RFP.

References to these sections are hereby deleted.

30. If the DDC system is to be monitored locally, then please provide

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QUESTIONS/ANSWERS

information for the type of system (manufacturer) model and any required additional software to perform this task.

The two DDC systems we have are Trane-Tracer and Stulz Air Tech Systems. All DDC controls can be viewed locally. Software to interface with the DDC will be provided as needed.

31. Section C. 6. 3. Temperature requirements: Please provide the allowable variances from set point for the temperatures required in the listed spaces.

Rooms 127, 128, 123, and 125 (+ or – 5 Degrees).

Rooms 127, 128, 125 + or – 5 % RH

Room 123 + or – 3%

Rest of the building is + or – 5 Degrees.

32. Are consumable materials required to be purchased and funded by the contractor as part of the quote?
Examples: light bulbs, air filters, water filters, etc.

No.

33. Water treatment: Please provide requirements for water treatment.

Not a part of the solicitation.

34. Will any of the shelves in the warehouse require dusting? If so, will it only be the first 3 shelves or higher?

All Shelves will require dusting.

35. Will there be any lifts or items in the way at the beginning & end of each row that would prevent us from using a walk behind scrubber on the floors?

No.

36. Is there anything special about the floor in the Server room. Is it raised, with cables underneath the floor? Anything that would prevent us from using the normal amount of water we usually use to clean floors?

No.

37. On the plans, I counted 4 restrooms and one shower room. Is this correct?

Yes.

38. Will there be a janitor's closet with a mop sink where we can store a walk behind floor scrubber & cleaning supplies?

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QUESTIONS/ANSWERS

Yes.

39. Will there be any shelf room for storing toilet paper, paper towels, or soap refills for the bathrooms?

Yes

40. Have you come to a decision or found out additional information regarding the possible extension.

Extension was approved.

41. As previously stated, without sufficient information regarding the (1) contractor space; (2) storage space, (3) equipment listing; etc.....there are really too many unknowns for the contractor to present an adequate bid.

Contractor will not be provided with an office space at the site . Storage space is limited to mechanical rooms.

42. RFP Section L.14.2.1 states that sections A and K of the RFP must be submitted as part of Volume 1 - solicitation, offer, and award form. However, RFP Section L.14.3 states that sections A and K must be submitted as part of Volume 3 - cost proposal. Please clarify which volumes are to contain completed sections A and K of the RFP.

Completed Sections A and K shall be included within Volume 1; while completed Section B and Attachment J-15 shall be included within Volume 3.

43. RFP section L.14.2.1(2) refers to Attachment 1, Mandatory requirements". We were not able to locate this attachment.

Solicitation references to this requirement is hereby deleted.

44. Please provide details of the FM200 systems, including the number of cylinders per system, the number of annunciators per system and the quantity of the following devices per system: ceiling smoke detectors, above ceiling smoke detectors, under-floor smoke detectors, manual pull stations, abort stations, smoke detectors, duct detectors, horn-strobes, bells, and strobes.

Assume two tanks per system. See material list Q-46.

45 Is the building annunciator panel located next to the building fire alarm panel or in another location? If in another location, can the building fire alarm system be reset from the annunciator panel?

Yes. The annunciator panel is at the main entrance. Yes, you can reset.

46. Attachment J7 estimates five pre-action valves. Can this number be verified? How many smoke detectors pull stations, horn-strobes, bells or strobes are associated with each of the pre-action systems?

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QUESTIONS/ANSWERS

See material list below.

**A.O.C. WAREHOUSE
BUILDING E
CABIN BRANCH
DISTRIBUTION CENTER**

FIRE ALARM SYSTEM

EQUIPMENT LIST			
QUANTITY	DESCRIPTION	MODEL	PAGE
1	CONTROL PANEL	AFP-200	1
1	SURGE SUPPRESSOR	D1K-2LVP24F	2
2	BATTERY	PS-12120	3
1	COMMUNICATOR	911AC	4
1	BATTERY	PS-1250	5
1	A/V POWER SUPPLY	PCPS-2486	6
2	BATTERY	PS-1270	7
1	ANNUNCIATOR / DRAWING	LCD-80TM / DWG	8
19	SMOKE DETECTOR (ION)	FSI-851 / B710LP	9
20	SMOKE DETECTOR (PHOTO)	FSP-851 / B710LP	10
20	DUCT SMOKE DETECTOR (WITH)	FSD-751P	11
	(1) REMOTE INDICATOR	RA400Z	
	(1) SAMPLING TUBE	ST-5	
8	MANUAL STATION	NBG-12LX	12
31	MONITOR MODULE	FMM-1	13
21	RELAY MODULE	FRM-1	14
1	AHU SHUTDOWN SWITCH	AHU SW	15
2	STROBE SYNC MODULE	MDL	16
26	STROBE SIGNAL	S1224MC	17
	(9) @ 15 CANDELA		
	(2) @ 30 CANDELA		
	(1) @ 75 CANDELA		
	(14) @ 110 CANDELA		
35	HORN / STROBE	P1224MC	17
	(10) @ 15 CANDELA		
	(1) @ 30 CANDELA		
	(2) @ 75 CANDELA		
	(22) @ 110 CANDELA		

EQUIPMENT FURNISHED BY OTHERS

2	PRE ACTION PANEL
2	SIGNAL HORN
2	ABORT STATION
2	PRE ACTION VALVE
2	MANUAL RELEASE STATION
1	GENERATOR / CONTROL PANEL
11	SPRINKLER FLOW SWITCH
11	VALVE TAMPER SWITCH

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QUESTIONS/ANSWERS

47. Attachment J7 estimates a total of twelve sprinkler valves in the building. Can this number be verified? Assuming that there are five pre-action valves, and one alarm valve serving the building, what do the other six valves serve?

See material list Q-46

48. Do the devices listed on Attachment 7 include the devices associated with the FM 200 and pre-action sprinkler systems?

Devices listed in Attachment 7 associated with the fire alarm panel can be replaced by the material list in Q-46.

49. Is there only one flow switch serving the building sprinkler system? How many tamper switches serve the building sprinkler system?

See material list Q-46.

50. There should be one pressure switch per pre-action system, as well as one hi-lo air switch. How many tamper switches are there on each pre-action system?

See material list Q-46 for quantity of tamper switches.

51. There are no quantities shown for duct detectors. How many duct detectors are there in the building?

See material list Q-46.

52. Are there detectors (smoke detectors, duct detectors, heat detectors) that are above 12' that would require a lift or a ladder to reach? If so, how many of each detector are above 12'?

Assume all detectors are above the 12' height. See material list for quantity.

53. What is the manufacturer and model of the fire alarm system?

Notifire AFP-200.

54. The solicitation asks for spare parts. What are the make and model numbers of the fire alarm devices outlined on Attach J-8?

The requirements for gathering the asset information are part of the solicitation and should be field verified by the contractor. See material list Q-46.

55. Who is the manufacturer of the Control System?

See response to Q-30.

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QUESTIONS/ANSWERS

END OF QUESTIONS/RESPONSES